

# Glendale Planning and Historic Preservation Commission

Monday, August 2, 2021

## Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 2 August 2021 at the Glendale Town Hall.

**In Attendance:** Chairman Tom Breidenstein, Vice Chairman Tom Kerr, Secretary Leslie Cooper and members Bob Kooris, Beth Sullebarger, Randy Green, Dan Mayzum and Mayor Don Lofty. Village Administrator David Lumsden and Village Clerk Becky Terrell were also present.

Chairman Tom Breidenstein called the meeting to order at 5:30 p.m., declared a quorum present and Clerk Terrell confirmed the presence of a quorum.

### Agenda Items

**I. Review and approval of 28 June 2021 Regular Meeting Minutes.**

Ms. Sullebarger moved to approve the minutes as submitted. Mr. Green seconded the motion and it passed via unanimous Planning Commission voice vote.

**II. Old Business – no old business was discussed**

**III. New Business**

**Appropriateness Review of Official Applications**

- 1. 965 Forest Ave., Christ Church, Glendale, Paver Patio. Mr. Dennis Devault** was present to represent the application stating the intent is to install an ADA accessible labyrinth on the campus 31' diameter including landscaping and benches. Mr. Rob Williams, landscape architect was also present to answer questions regarding materials and lighting. Ms. Sullebarger asked if the path is water permeable and Mr. Williams confirmed it is permeable. Ms. Sullebarger moved to approve the application as submitted. Mr. Green seconded the motion and the motion passed via unanimous Planning Commission voice vote.

2. **175 Magnolia Ave. Robert & Jennifer Keelor, New Windows. Mr. Keelor** was present to represent the application. Mr. Green asked if the windows would be replaced in kind per the lights. The windows with divided light are from the 1960's but the request is to move to single lights in the historic house with the exception of the front door and the upstairs bonus room that would keep the mullion/mutton. Mr. Kooris asked if true/simulated divided light and owner said they would install what is required. Mr. Green said grid on outside and inside to create depth and be more historically accurate. Mr. Mayzum asked about the diamond window on the gable and if it would be replaced and it was stated that there is no plan to replace it at this time. Mr. Green asked if the preference is to change all windows to the historic 1:1 layout and the applicant said that was the request with the 2 exceptions. Mr. Green moved to approve the application as submitted. Ms. Sullebarger seconded the motion and the motion passed via unanimous Planning Commission voice vote.
3. **1125 Congress Ave., Jonathan Zook, new wood fence.** Mr. Zook was present to represent the application and stated the request is to remove existing fence and replace with horizontal cedar fence that would be sealed. Ms. Sullebarger moved to approve the application as submitted. Mr. Mayzum seconded the motion and the motion passed via unanimous Planning Commission voice vote.
4. **203 Coral Ave. Cynthia & Davis Stanard, barn renovation. Mr. Moody,** project architect was present to represent the application stating that the intent is to remodel existing barn in the historic district. The remodel will include a new roof and windows that will be installed in the same general area. There will also be a walkway created between the residence and the barn. Vice Chairman Kerr asked if would be used as a residence; and it was clarified that this would be used as a studio/office and is not intended to be used as a residence. Mr. Mayzum asked if the Glendale plaque would be removed and not reinstalled and that was confirmed. Mr. Green asked if the windows would be reused and Mr. Moody said they would not be reused and the new windows will be in the same general area. Vice Chairman Kerr stated that this is an improvement to the existing building and asked about the buildability since it is a separate lot and the building used to be an accessory building to a residence. Vice Chairman Kerr stated that if an application is submitted to convert it to a residence, there are previous discussion minutes discussing the fact that it was determined that it is not a buildable lot. Ms. Sullebarger moved to approve the application as submitted. Mr. Kooris seconded the motion and it passed via unanimous Planning Commission voice vote.

5. **890 S. Troy Ave., Amy Davis, Pool and Deck Conditional Use Application.** Mr. John Davis was present to represent the application. He stated the project is in early phases of planning for the pool (phase 1) and deck (phase 2). Mr. Kooris asked about the fencing and privacy fencing and possibly using split rail with mesh and self-closing gates after discussion with the Village Office. Village Administrator Lumsden stated that code requires self-locking and closing gates with minimum 4' height and it was clarified that a 6' fence can be installed behind the residence and 4' is the maximum height for any fence forward. Ms. Sullebarger asked how much will be above grade and stated that the fence would be visible from the side street and owner said would not be seen if privacy fence and prefers more opaque. He also clarified that the fence is angled because it follows the driveway. Mr. Mayzum suggested considering a double gate for vehicle (mower, etc) access into back yard. Ms. Sullebarger moved to recommend the Conditional Use application to Council for approval with condition that it be a dog-eared privacy fence. Mr. Mayzum seconded the motion and it passed via unanimous Planning Commission voice vote.
6. **830 Woodbine Ave., Kurt Maier, Roof Replacement.** Mr. Maier was present and pointed out the shingles proposed (adjacent building) as replacement for the existing tile roof. Vice Chairman Kerr asked if there are currently leaks and Mr. Maier confirmed that the roof leaks. Vice Chairman Kerr expressed his understanding but it is a shame to lose the historic architectural detail of the roof. Ms. Sullebarger asked if the shingles would be a similar red color and Mr. Maier confirmed that they would be red and that there may be some tiles that remain. Chairman Breidenstein asked if the garage roof would be replaced and Mr. Maier said that they would and would have to be abated because they are cementitious asbestos. Mr. Green moved to approve the application as submitted. Mr. Kooris seconded the motion and the motion passed via unanimous Planning Commission voice vote.

#### IV. **Persons Addressing the GPHP Commission/Other Business**

1. **Driveway Setbacks, Vice Chairman Tom Kerr.** Vice Chairman Kerr requested feedback to determine if the verbiage submitted can be submitted to the Village Office to begin the zoning code change regarding driveway setbacks. Chairman Breidenstein stated the issue of landscaping/trees was reviewed and there was enough Ohio case law and other statutory law existing such that no verbiage change was required in the proposed language. Mr. Kooris asked if there should be reference to the ORC or other case law as part of the verbiage to act as clarification for home owners. Chairman Breidenstein said referring to specific ORC may

not be sustainable as codes and statutes change and there was discussion about adding verbiage regarding referring to Ohio case law as reference and stated that the verbiage would have to be reviewed by the Solicitor. Ms. Sullebarger thanked Vice Chairman Kerr for work done on the subject and requested in paragraph A1 the word 'house' be more general. Chairman Breidenstein asked for a motion to refer the verbiage to the Village Office for public hearing scheduling. Vice Chairman Kerr moved to submit the verbiage to the Village Office. Mr. Mayzum seconded the motion and the motion passed via unanimous Planning Commission voice vote.

2. **Sign Code Amendments.** Chairman Breidenstein said the topic will be discussed later as there were issues with meeting advertising deadlines and would not work for today but will be working for the public hearing meeting on 30 August and information on the Glendale website.

**Public Comment:**

1. **Mr. Bill Parrish** – He proposed another meeting to gather additional information and he stated not enough was said about the house and Eckstein School and structure. Focus should be on structure preservation and history associated with structure. Rules applied to Eckstein Cultural Arts Center should be applied evenly. Chairman Breidenstein suggested a private meeting between neighbors and owners to understand overall neighborhood impact. The Planning Commission cannot require a meeting but believes it would help clarify proposed changes. Chairman Breidenstein stated that financing is not of concern to the Commission and never consideration for Planning Commission.

**IV. Other Business - No other business was discussed**

- V. **Adjournment:** At 6:17 p.m. Mr. Kooris motioned to adjourn the meeting Mr. Green seconded the motion and it passed unanimously via Planning Commission voice vote.

**Next regular meeting – Monday August 30, 2021 at 5:30 pm**

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell